

HOMESTEAD

Homestead Owners Association and Court Club

August 2026

Dear Homestead Homeowner:

The following information will be provided annually to all Homestead Homeowners in compliance with the Senate Bill 100 (SB-100).

ASSOCIATION'S NAME:

Homestead Owners Association

ASSOCIATION'S MISSION STATEMENT:

The Homestead Owners Association's mission is to work with Homeowners to create and maintain the most desirable living environment by enforcing home and property regulations to increase property's values; creating a sense of community through regular communications, neighborhood programming and events; maintaining and developing the Homestead parks, trails, and open space; and managing the Homestead Court Club to the finest tennis and fitness facility for all our members.

MANAGING AGENT:

In house staff located on the first floor of the Club with the following management:

General Manager:	Tracy Erickson, terickson@homesteadcourtclub.com
Fitness Director:	Sophie Watras, sophie@homesteadcourtclub.com
Programming Director:	Kim Baugh, kim@homesteadcourtclub.com
Childhood Programming Director:	Jillian Labbe, jillian@homesteadcourtclub.com
Racquet Sports Director:	Eric Meyer, eric@homesteadcourtclub.com

Off site staff:

Accountant:	Jessica Nulle terickson@homesteadcourtclub.com
Tax Prep & Compilation:	McMahan & Associates (970-845-8800)

BOARD OF DIRECTORS LIST :

Greg Sands - President
Joanna Kerwin – Vice President
Kris Miller - Treasurer
Steve Evans – Secretary
Norman Green – Secretary
Brad Jones - Secretary
Bob Warner – Secretary

Email: board@homesteadcourtclub.com or for election Nominate@homesteadcourtclub.com

DRC COMMITTEE MEMBERS:

Greg Sands – Chair
Dylan Friday
David McWilliams
Kris Miller
Laura Nash Zwiebach

ADDRESS

400 Homestead Drive
P.O. Box 808
Edwards, CO 81632
www.hcchoa.com
Phone: 970-926-1067

COMMON INTREST COMMUNITY:

Homestead Owners Association, Inc.

FISCAL YEAR OF THE ASSOCIATION:

January 1st through December 31st of any given year.

OPERATING BUDGET:

Available as a separate document in the Management Office within 90 days of approval.

ASSOCIATION'S CURRENT REGULAR AND SPECIAL ASSESSMENTS:

Available as a separate document in the Management Office and is included in the monthly billing.

ANNUAL ACCOUNTING REVIEW INCLUDING FINANCIAL STATEMENT AND RESERVE FINANCES FOR THE PREVIOUS YEAR:

Available as a separate document in the Management Office once received.

INSURANCE POLICIES:

Report all claims promptly to Homestead Staff or Pam Linares, Lead Account Manager, at REHIA Insurance Agency. Email pam@reharris.com, direct phone (714) 619-4495.

Coverage schedules and limits of coverage are available as a separate document in the Management Office or refer to the "Insurance Policy List" on the document page of our website for more information on our insurance policies.

ASSOCIATION'S BYLAWS, ARTICLES AND RULES & REGULATIONS:

Available as a separate document in the Management Office.

POLICIES:

Available as separate documents in the Management Office.

- A) Articles of Incorporation
- B) Declaration of Covenants, Conditions, and Restrictions
- C) Bylaws
- D) PUD Guidelines for Filing 1
- E) PUD Guidelines for Filing 2
- F) PUD Guidelines for Filing 3
- G) PUD Guidelines for Homestead Open Space
- H) Architectural Standards and Guidelines
- I) Yearly Accountant Reviewed Financial Report
- J) Past Board of Directors Meeting Minutes
- K) Past Newsletters
- L) Past Surveys sent out
- M) Billing Statement
- N) Past Budgets
- O) Current Budget
- P) List of Board Members & board contact email
- Q) Homestead Owners Association Rules and Regulations including all policies.
- R) Homestead Court Club Rules and Regulations
- S) New Homeowner Welcome Packet
- T) Homestead Wage and Salary schedule
- U) Homestead insurance policy discloser list

OBTAINING DOCUMENTATION

All documentation discussed in this letter is available by filling out the document request form and returning it to the Management Office during office hours. The Management Office is open from 9am-5pm Monday through Friday. The Management Office is not open on Holidays. A fee will be charged for any copies of a document at a rate of \$.25 per page. All documents will be available for pickup within 5 business days of the request.

Sincerely,

Homestead Homeowners Association